

PB# 90-20

HERBERT REDL

9-1-25.3

REDL, HERBERT - SITE PLAN #90-20
RT. 32 (GREVAS)

Withdrawn 4/19/93

General Receipt

11321

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

April 18, 1990

Received of Guardian Self Storage \$ 25.00Twenty-five and 00/100 DOLLARSFor Planning Board Application Fee # 90-20

DISTRIBUTION

FUND	CODE	AMOUNT
CB# 0001533		25.00

By Pauline H. TownsendTown Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

11322

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

April 18, 1990

Received of Pauline H. Townsend \$ 750.00Seven Hundred Fifty and 00/100 DOLLARSFor Guardian Self Storage Site Plan Application # 90-20

DISTRIBUTION

FUND	CODE	AMOUNT
CB# 0001534		\$ 750.00

By Diana ZappalaDeputy Comptroller

Title

Williamson Law Book Co., Rochester, N. Y. 14609

CB# 0001533	25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By CS
Town Clerk
 Title

General Receipt 11322

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Pauline H. Townsend April 18, 1990
\$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Guardian Self Storage Site Plan Application #90-20

DISTRIBUTION

FUND	CODE	AMOUNT
CB# 0001534		\$ 750.00

By Diana Zappala
Deputy Comptroller
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

ENG

County File No.. NWt.13-90.M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application ofHerbert H. Redl.....
for a Site Plan- Mixed Use.....Route 32.....
County Action:returned for Local Determination.....

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924

New York City:
Manhattan Skyline

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/19/93

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 90-20

NAME: REDL, HERBERT

APPLICANT: REDL, HERBERT

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/18/90	SITE PLAN MINIMUM	PAID		750.00	
04/19/93	P.B. ENGINEER FEE	CHG	102.50		
04/19/93	RETURN TO APPLICANT	CHG	647.50		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in the
amount of \$647.50 to:*

*Guardian Self Storage
240 A North Road
Poughkeepsie, N.Y. 12601*

HERBERT H. REDL

Commercial and Office Rentals

ALLSPORT BUILDING
240A NORTH ROAD
POUGHKEEPSIE, N.Y. 12601
914-471-3388

March 2, 1993

P.B. # 90-20

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Dear Myra:

As per our telephone conversation, please be advised that the application currently pending for a 2-story retail storage building at our Guardian Self-Storage facility in New Windsor, New York, is formerly withdrawn. At this time, we have decided not to proceed with this project.

I would appreciate it if, at your earliest convenience, you could please refund our check for processing of this application. Thank you for your cooperation.

Yours truly,



Herbert H. Redl

HHR:lmd

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/19/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
W [Disap, Appr]

FOR PROJECT NUMBER: 90-20

NAME: REDL, HERBERT

APPLICANT: REDL, HERBERT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/19/93	RETURNED REMAINING ESCROW	CLOSED FILE
04/25/90	P.B. APPEARANCE	
03/20/90	WORK SESSION - CHANGES TO MAKE	SUBMIT PACKAGE

HERBERT H. REDL

Commercial and Office Rentals

ALLSPORT BUILDING
240A NORTH ROAD
POUGHKEEPSIE, N.Y. 12601
914-471-3388

February 22, 1993

Mr. Michael Babcock
Building/Zoning Administrator
555 Union Avenue
New Windsor, NY 12550

Dear Mike:

I've enclosed a copy of our check for engineering and review fees for the addition we recently put on to the Guardian Self-Storage. At your earliest convenience, could you please investigate this and see if we have some sort of a refund due us.

Thank you for your assistance.

Yours truly,



Herbert H. Redl

HHR:lmd
enc.

4325
4374
4405
4804
4805
4806
4807
4837
5144
5316
5710
5947

GUARDIAN SELF STORAGE

Engineering review fees.
'Refundable'

Refundable
HMR

GUARDIAN SELF STORAGE
NEW YORK TAX EXEMPTION NO. 14-1431332
240A NORTH ROAD
POUGHKEEPSIE, NEW YORK 12601



OF UPSTATE NEW YORK
45 MARKET STREET,
POUGHKEEPSIE, N.Y. 12601

29-1/213

0001534

Check No.

* Seven hundred fifty ⁰⁰/₁₀₀ *

DATE

AMOUNT

4/5-90

\$750 ⁰⁰/₁₀₀

PAY
TO THE
ORDER
OF

Town of New Windsor

GUARDIAN SELF STORAGE

0001534 10213000190 513 9004940

AS OF: 04/05/93

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 20

FOR WORK DONE PRIOR TO: 04/19/93

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....											
90-20	17834	03/20/90	TIME	MJE	MC REDL	60.00	0.40	24.00			
90-20	18523	04/21/90	TIME	MJE	MC REDL	60.00	0.50	30.00			
90-20	18780	04/23/90	TIME	MCK	CL REDL/REVIEW COMMS	25.00	0.50	12.50			
90-20	18748	04/24/90	TIME	MJE	MC REDL	60.00	0.50	30.00			
90-20	18750	04/25/90	TIME	MJE	MC REDL	60.00	0.10	6.00			
								102.50			
90-20	21788	08/06/90			BILL INV 90-297					-102.50	
										-102.50	
								=====	=====	=====	=====
TASK TOTAL								102.50	0.00	-102.50	0.00
.....											
								=====	=====	=====	=====
GRAND TOTAL								102.50	0.00	-102.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/24/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-20

NAME: REDL, HERBERT

APPLICANT: REDL, HERBERT

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	04/18/90	MUNICIPAL HIGHWAY	/ /	
ORIG	04/18/90	MUNICIPAL WATER	04/23/90	APPROVED
ORIG	04/18/90	MUNICIPAL SEWER	/ /	
ORIG	04/18/90	MUNICIPAL SANITARY . NO INFORMATION REGARDING WASTE DISPOSAL	04/18/90	DISAPPROVED
ORIG	04/18/90	MUNICIPAL FIRE	04/19/90	APPROVED
ORIG	04/18/90	PLANNING BOARD ENGINEER	/ /	



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

September 9, 1992

Mr. Herbert Redl
240 North Road
Poughkeepsie, NY 12601

Dear Mr. Redl:

In a review of its old files, the Planning Board of the Town of New Windsor has uncovered an apparently open application in your name. Before the Board closes its file on this matter, it would like to give you an opportunity to be heard.

If you wish to pursue this matter, please contact the Board's Secretary at (914) 565-8800 Ext. 615 between the hours of 8:30 to 4:30, Monday through Friday to be put on the next available agenda or to discuss this matter. If there is no contact within 30 days of the date of this letter, it will be assumed that you no longer wish to pursue this matter and the Board's file on this matter will be closed.

Your prompt attention to this matter is greatly appreciated.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Myra L. Mason".

Myra L. Mason, Secretary for the
Planning Board

cc: James R. Petro, Jr., P.B. Chairman
File #90-20

Herb Redl, # 90-20

NEW WINDSOR PLANNING BOARD MEETING
RESULTS OF MEETING

DATE: 4-25-90

1. To be set up for Public Hearing

2. _____

3. Need new plans

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

NOTES:

HERBERT REDL SITE PLAN - ROUTE 32 (90-20)

Elias Grevas, L.S. came before the Board representing this proposal.

MR. SCHIEFER: Municipal water approval, municipal sanitary disapproved.

MR. GREVAS: This property lies in the sewer district. We are in the process of trying to find out which is the best method of serving it. There is Sewer District 24 to the north of this, Sewer District 12 is to the west and Sewer District 5 is down on Union Avenue. I am trying to find out which is the best way of serving it. We have picked up a manhole down on 32 south of Pleasant Acres Nursery. I understand Pleasant Acres Nursery is trying to figure out how, where they are in relation to the sewer district because the whole property has been paying sewer taxes for many years. So all it is is we haven't shown the lateral because we haven't finalized the plan. Reason for making this preliminary is to bounce the following off you.

This building as you will notice is split by a zone line. This is in front of mini warehouse storage site next to the project that you looked at earlier or actually down. There is another piece inbetween except for the buldge up here that is that Duffer's Hideaway is right in here. There is an existing building on the site now that is going to be knocked down and the new building put up. Proposal is to put in retail and offices on the ground floor and on the back-side of the building have entries for temperture controls storage for such things as files and office and residence area as a caretaker for the storage site. That is the proposal.

The question here was since we are on the zone line, what sort of requirement applies since we have an NC zone along 32 and a PI zone to the rear. We put our heads together and finally decided we have the 30 foot for want of another word slopover provision in the zoning ordinance which says if you are up against the zone boundary, you can go 30 feet with that use into the adjoining zone and basically what we are saying here is vise versa. We have uses that are permitted in each of the zones in that building.

MR. SCHIEFER: Which one do you propose to go with the NC?

MR. GREVAS: NC those are the requirements shown on the plan and the provided requirements are immediately next to them.

MR. SCHIEFER: How much of that is that?

MR. GREVAS: It is approximately 30 feet, it is not squared up on the site because of the position of the property line but the average is 30 feet.

MR. PAGANO: You are talking about temperature control, are we talking about food stuffs here?

MR. GREVAS: No, no, not that kind of temperature. In other words, room temperature, dry storage. I have got a floor plan of the building. We are not talking food at all, definitely not. The floor of the building and this is a sketch done by the architect, I am moving as fast as I can. This will be the front of the building, the top right here as you can see from the site elevation we are taking advantage of the slope. These are existing contours. We don't have the final grading on here yet until we decide what the building floor elevation has to be to get into the sewers. The back of the building would be your storage entries at three points, the upstairs of course partition shown here there is a note that they may be subject to change depending on the leasee. As a result of conversations with Mark and Mike, we decided to make the parking at the highest amount with a 25% provision for restrooms and storage for the retail and/or office space because there are two sets of criteria so we have used the most severe. That is where we are at right now basically we are here to let you know what we are doing and find out if you have any objections to this method. I might point out that the PI zone bulk storage requirement are a little bit iffy when it comes to describing the use on this site. It fits but it doesn't fit, bulk storage could be anything from bulk products to grain but you know what we have is mini storage for personal goods and the goods in the basement here and the temperature control storage would be such things as files, business files, computer records and things of that nature which Mr. Redl has identified a market for.

MR. SCHIEFER: Board members have any questions or comments on what he is proposing?

MR. SOUKUP: Address item 2 of the engineer's letter.

MR. GREVAS: Quite honestly, the only knowledge I have is of the completion of the plan is some work we did up in the top end. Is this because Mark you know that it is not complete.

MR. EDSALL: No, the only reason I brought it up is that in reviewing the past plan as part of the review for this, I noted that there was a time frame placed on completion of Phase 2 also because there had been some dispute, I use the word dispute, that as far as the parking of vehicles outside I guess alot of people weren't aware the note was on the plan but it says upon the completion of Phase 2, there will be no

outside storage of vehicles. It might help the Board to understand that that is going to be eliminated in the near future.

MR. GREVAS: No outside storage of vehicles even R.V.'s and things of that nature.

MR. EDSALL: It says once Phase 2 is completed, there won't be any but in this case, you may want to just when you come back in have an updated time frame from Mr. Redl so that we know how that--

MR. SOUKUP: Has Phase 2 been started?

MR. EDSALL: I am not really sure on the breakline. I haven't walked down the hill but that would be something worthwhile for the Board to have an update on.

MR. GREVAS: It might pay to take a site visit if you want to get together and go out there. I particularly think we--

MR. SOUKUP: Where is the dwelling unit?

MR. GREVAS: Right here, one bedroom apartment in the, that would be this corner of the building on the ground floor. I call that the ground floor because it comes in from the front.

MR. BABCOCK: On the site plan, can you break that down to show us what you are going to use the first and second floor for?

MR. GREVAS: Sure.

MR. BABCOCK: First floor storage and second floor office or whatever the square footage is.

MR. PAGANO: Is this a false facade here?

MR. GREVAS: No, these are dormers here, you can see from the side elevation, this is a hip roof.

MR. PAGANO: We have three stories then.

MR. GREVAS: That is just a false attic. I shouldn't say false attic, it is an attic.

MR. SCHIEFER: You are looking at comment #5?

MR. GREVAS: No, that I think is the sign that at least I thought it was the sign that was there now there is another sign there which is supposed to be, I think that is the one.

MR. PAGANO: How are you going to list all of the tenants that you are going to have there?

MR. GREVAS: We can't go any bigger than that unless we go for a sign variance.

MR. SOUKUP: Make a billboard and put plaques on it.

MR. PAGANO: This is a franchise, they are going to insist on a specific size sign.

MR. GREVAS: Guardian has their signs back on the building.

MR. PAGANO: So the only sign on the street is going to be the tenants?

MR. GREVAS: Yes.

MR. EDSALL: For the record, the previous plan showed a detailed sign different from this one so you are saying this detail is replaced?

MR. GREVAS: This is different than the one shown on, yes, the Guardian storage plan.

MR. EDSALL: That was not constructed and this is the configuration of what sign is proposed for the site?

MR. GREVAS: For the preliminary plan purposes all I can tell you is that we may change the shape of it but we will not change the size.

MR. EDSALL: We can disregard on the old plan what was shown.

MR. GREVAS: Right.

MR. PAGANO: On the size of the signs, you know again when we are talking franchise, they will always insist on a specific square footage.

MR. EDSALL: If they want to have more than what the ordinance allows, they have to get a variance.

MR. PAGANO: The franchise is going to put up a specific size.

MR. EDSALL: They want to put up a specific size, they may and then they may get cited. That is exactly why Toyota had to go for a variance.

MR. PAGANO: But again we are going to have the tenants, you know, the tenants are going to have to be told somehow we are going to have to limit.

MR. EDSALL: When they come in for the sign permit, I am sure Mike will tell them.

MR. GREVAS: I said if they want to enlarge, they will have to go for a variance. What we will show is what is required by the ordinance.

MR. SCHIEFER: Comment #6, Lou, grading, landscaping, site lighting.

MR. GREVAS: Right, I have got that.

MR. LANDER: Change the buildings around for the second phase?

MR. GREVAS: Yes, that was an approved plan.

MR. BABCOCK: There is a note on the plan that says existing building to be razed, what does that mean?

MR. GREVAS: Knocked down.

MR. EDSALL: You should check that handicapped by the way today there was a new ruling I haven't got the paperwork on it but the handicapped parking spaces going to be 8 feet and cross hatch has to be 8 feet and then another space of 8 feet that is the new law. State passed that law just came out in December. It can share the 3 foot striping.

MR. GREVAS: It still works out to 12.

MR. EDSALL: If you have a single handicapped parking space, you end up with 12 feet now.

MR. GREVAS: Would the Board like to have this plan in the file?

MR. SCHIEFER: Yes.

MR. EDSALL: Based on this plan, does the Board feel comfortable with this plan being sent to the county to start the procedure or do you want to wait for the additional information to be put on?

MR. SCHIEFER: I'd like to see that plan brought up-to-date, put everything on it before it goes to the county.

MR. SOUKUP: With their history and time frame of responses, I'd say send whatever we get whenever we have it.

MR. EDSALL: The additional information applies to details of construction, landscaping, lighting. My point being that their planning issues don't get involved with as detailed reviews as you have. You could send it now.

MR. SCHIEFER: Any comments sending the plan the way it is now

to the county? Go ahead, let Myra send it now.

MR. GREVAS: What about a public hearing?

MR. SCHIEFER: Mandatory public hearing for the special permit application.

MR. EDSALL: Got to have it for the special permit for the residence.

MR. SCHIEFER: Schedule a public hearing.

MR. EDSALL: Does the Board want to just give Lou the ability to get the paperwork in order for the public hearing and we will coordinate the date with him?

MR. SCHIEFER: Yes.

MR. PAGANO: I make a motion that we declare ourselves lead agency.

MR. SOUKUP: I will second it.

ROLL CALL:

Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye

MR. SCHIEFER: Is there a proxy statement?

MR. EDSALL: I can't find one but--

MR. GREVAS: I am sure there is one.

90 - 20
APR 18 1990
Original

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, [REDACTED] HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
HERBERT REDL has been
reviewed by me and is approved _____,
disapproved ✓ _____.

If disapproved, please list reason _____

NOTES LIST TOWN OF N.W. FOR SANITARY DISPOSAL.
AT THIS TIME THERE ARE NO LINES WHICH SERVE
THIS AREA.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. Smith
SANITARY SUPERINTENDENT

5-16-90
DATE

✓
CC: M.E.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 90-20

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

☒ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Redl, Herbert H.

Address 240 North Road - Poughkeepsie, NY 12601

3. Applicant*: Name _____

Address _____

* If Applicant is owner, leave blank

4. Location of Site: Rt. 32 (Windsor Hwy.)
(street or highway, plus nearest intersection)

Tax Map Identification: Section 9 Block 1 Lot 25.3

Present Zoning District NC / PT Size of Parcel 14.4 Acres

5. Type of Review:

Special Permit: _____

Variance: Use _____

Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use Retail, Office, Storage & Dwelling Unit

4-26-90

Date

Nigel Mason, Secretary for the Planning Board
Signature and Title

cc:M.E.



MARTY McPHILLIPS
County Executive

Department of Planning
& Development
124 Main Street
Goshen, New York 10924
(914) 294-5151

PETER GARRISON Commissioner
VINCENT HARRISON Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 13-90 M

County I.D. No. 9 / 1 / 25.3

Applicant Herbert H. Redl NYS Route 32

Proposed Action: Site Plan- Mixed Use

State, County, Inter-Municipal Basis for 239 Review frontage/access to Route 32

Comments: There are no intra-community or countywide planning considerations to bring to your attention at this time.

Related Reviews and Permits _____

County Action: Local Determination XXXXXXXX Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

5/29/90

Date

5/29/90 @ cc: M.E.

Peter Garrison
Commissioner



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

90-20

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF

New Windsor

P/B # _____ - _____

WORK SESSION DATE:

6 June 89

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME:

Herb Redl.

COMPLETE APPLICATION ON FILE _____

NEW



OLD _____

REPRESENTATIVE PRESENT: _____

TOWN REPS PRESENT:

BLDG INSP. _____

FIRE INSP. _____

P/B ENGR. X _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- paving entire drive
- should be 2 sheet set - use old plan
- sign detail (both uses)

3MJES9

90 - 20

APR 18 1960

Original

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., REDACTED SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Grevas + Hilditch for the building or subdivision of

Herbert H. Redl has been

reviewed by me and is approved ☒

disapproved _____

~~If disapproved, please list reason~~

There is a 1" service line feeding this
property -

HIGHWAY SUPERINTENDENT

John D. Dwyer
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: H.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 19 April 1990
SUBJECT: Herbert H. Redl Site Plan

PLANNING BOARD REFERENCE NUMBER: PB- 90-20
DATED: 18 April 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-034

A review of the above referenced subject site plan was conducted on 19 April 1990.

This site plan is found acceptable.

PLANS DATED: 23 March 1990


Robert F. Rodgers, CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.

90 - 20

APR 18 1990
Original

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [REDACTED],
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Grevas and Hildeeth for the building or subdivision of

Herbert H Redl has been

reviewed by me and is approved _____

disapproved ☒ _____

If disapproved, please list reason _____

No information regarding waste disposal

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynan D. Masten Jr
SANITARY SUPERINTENDENT

April 18, 1990
DATE

✓
CC: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

new

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 20 Mar 1990

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No.

Full App
w/ plans

PROJECT NAME: Redd - (front)

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: EDG

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

NC/PI/R4
top story office's retail (underneath records storage)
p4807 - 30' each way swing

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project HERBERT H. REDL - SITE PLAN
2. Name of Applicant HERBERT H. REDL Phone (914) 471-3388
Address 240 North Rd. Poughkeepsie N.Y. 12601
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Applicant Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan William B. Hildreth, L.S. Phone (914) 562-8667
Address 33 QUASSACK AVE. NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East side of Rte. 32 (Windsor Hwy)
600' ± feet north
of Union Ave. (CR # 69) (Direction)
(Street)
7. Acreage of Parcel 14.4 Tot. (10 NC) 8. Zoning District NC/PE
9. Tax Map Designation: Section 9 Block 1 Lot 25.3
10. This application is for Retail, Office, Storage
and Dwelling Unit
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE


SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
_____ (Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this



(Owner's Signature)

_____ day of _____ 198

(Applicant's Signature)

Notary Public

(Title)

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

90 - 20

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR HERBERT H. REDL	2. PROJECT NAME SITE PLAN
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>East side N.Y.S. Rte. 32 (Windsor Highway), 600' ± north of Union Ave. (C.R. #69)</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Demolition of exist'g building; construction of Retail, Office and Storage Bldg. w/ Dwelling Unit</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.0</u> acres Ultimately <u>1.0</u> acres (<u>In NC Zone</u>)	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>Landscaping Center, Used Car Lot, Convenience Store (along Rte. 32); M.ni-Warehouse site (to rear)</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>Certificate of occupancy</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>HERBERT H. REDL</u> Date: <u>2 Apr. '90</u>	
Signature: <u>Bx. [Signature]</u> <u>ELIAS D. GREVAS, L.S.</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | Section |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval | 33. <input checked="" type="checkbox"/> Storm Drainage |
| Stamp. | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Area Lighting |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Water Supply/Fire |
| | Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| <i>* Preliminary Plan</i> | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

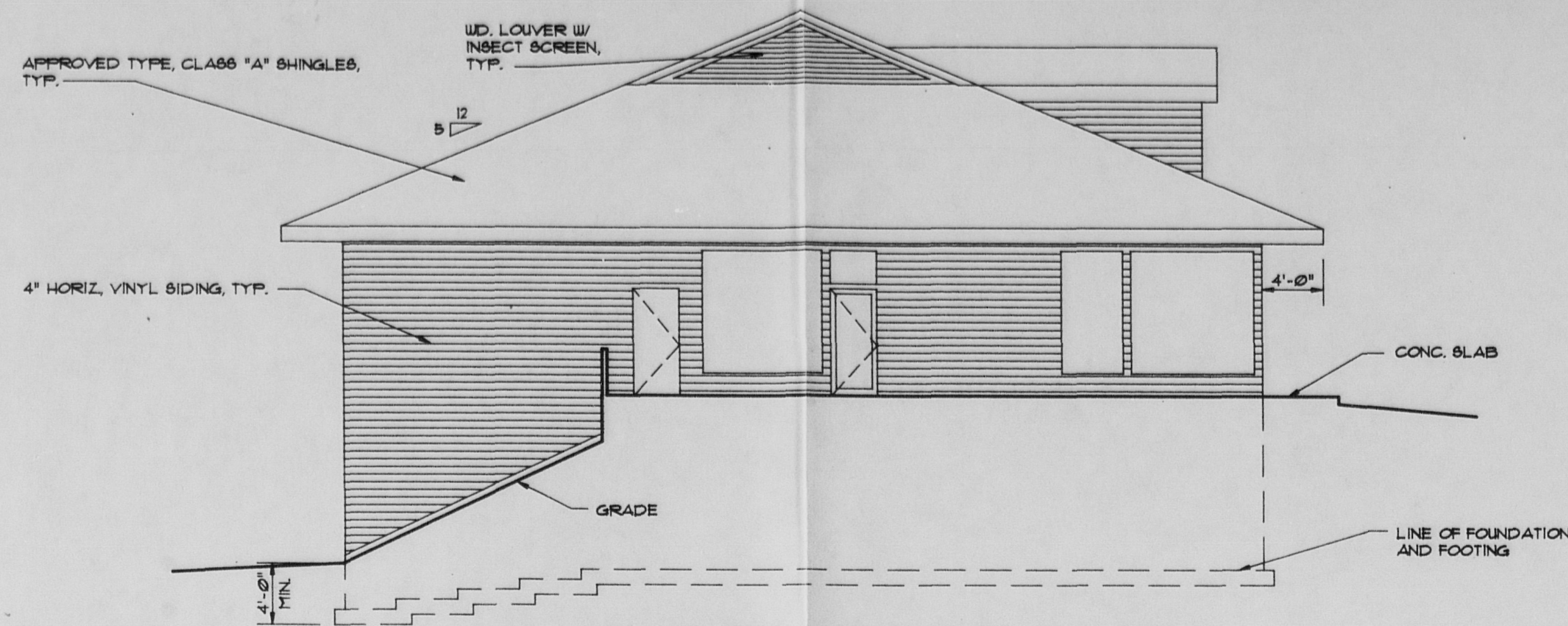
By: _____

Licensed Professional

Rev. 3-87

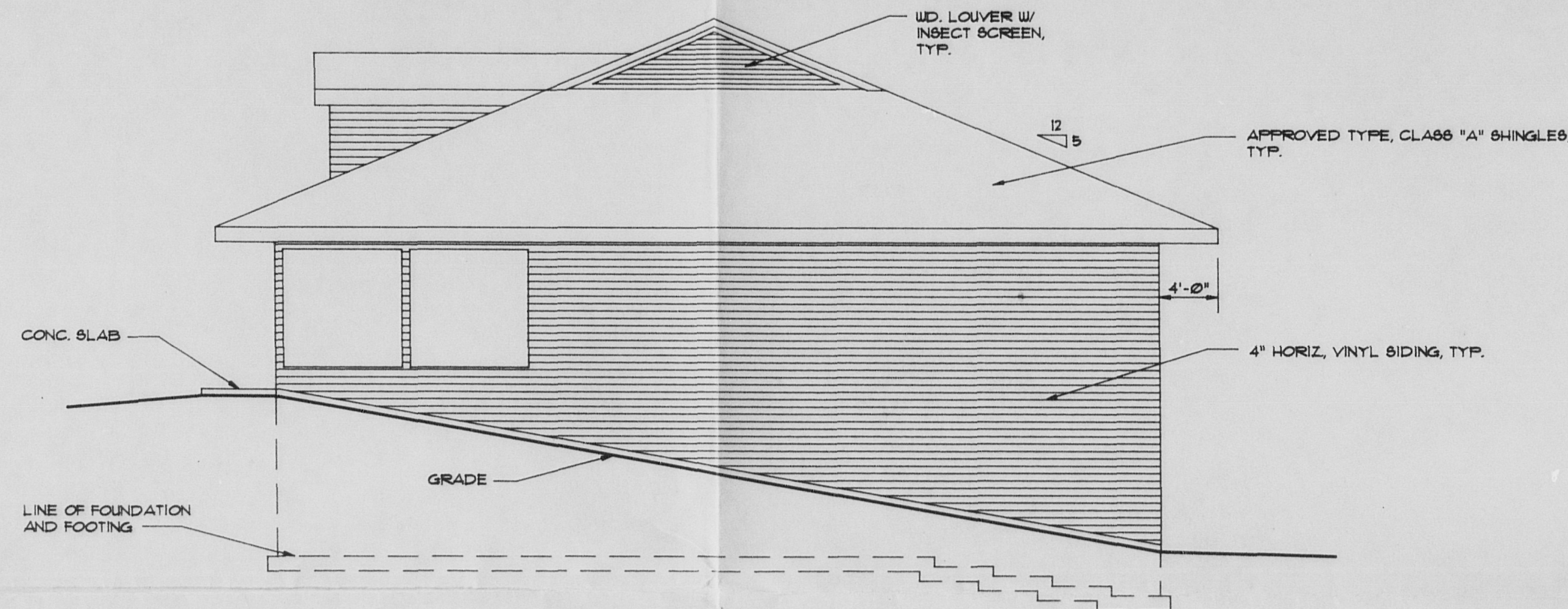
Date: _____

2 Apr. 1990



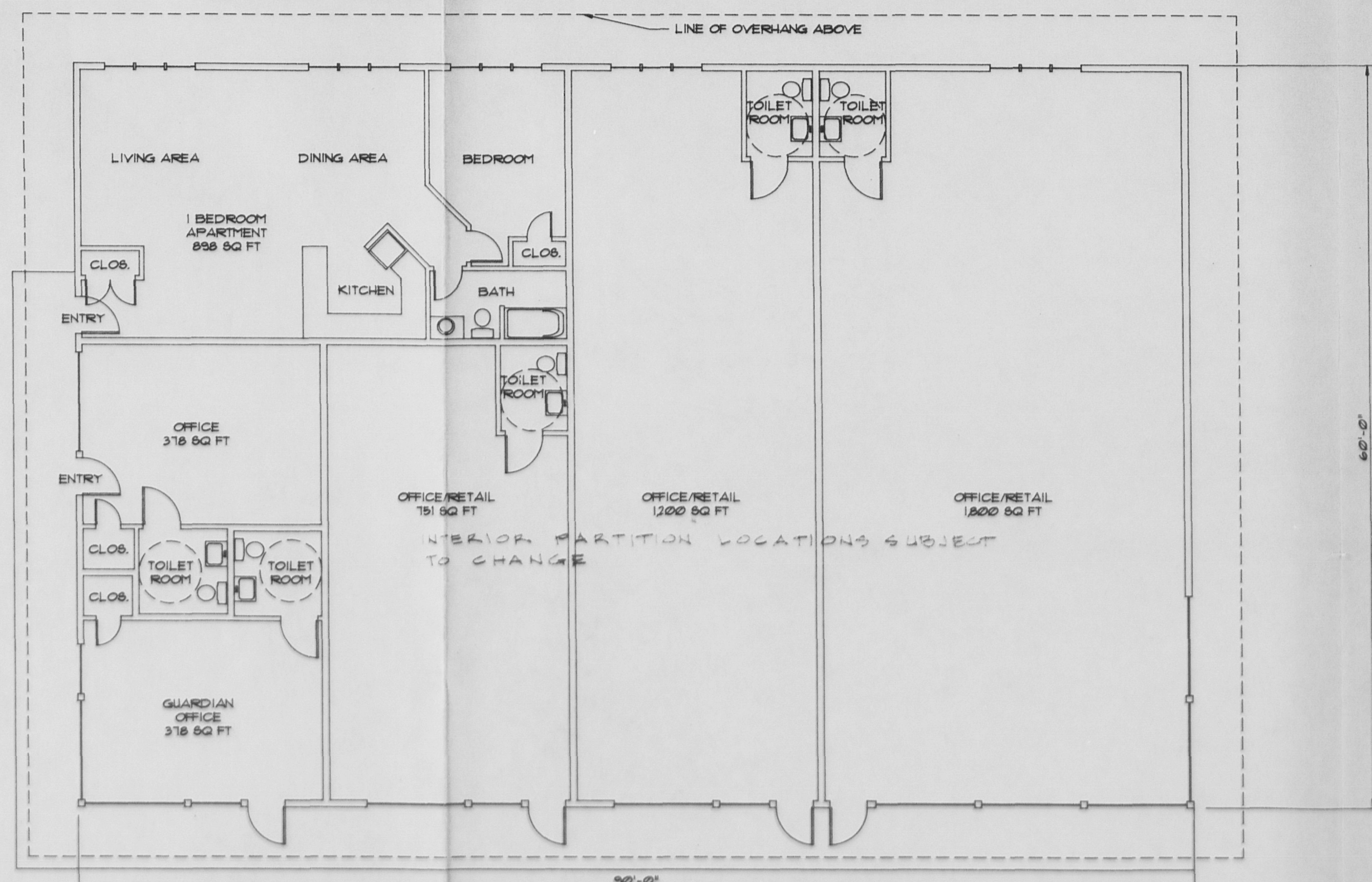
SIDE ELEVATION

SCALE 1/8" = 1'-0"



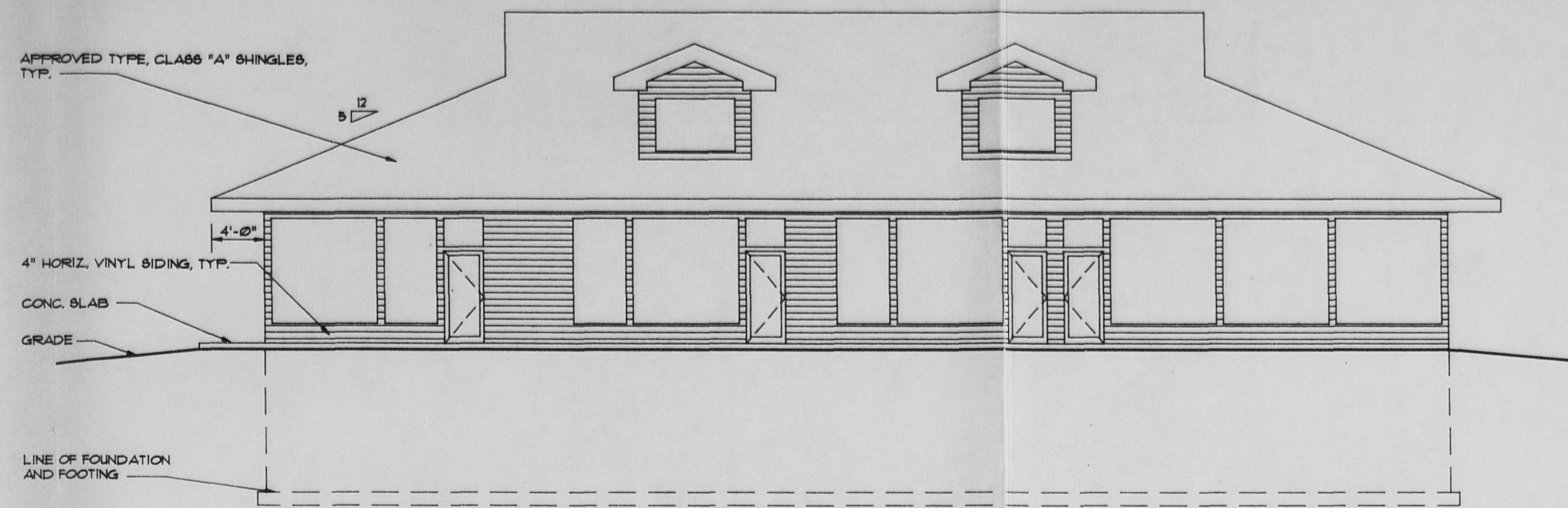
SIDE ELEVATION

SCALE 1/8" = 1'-0"



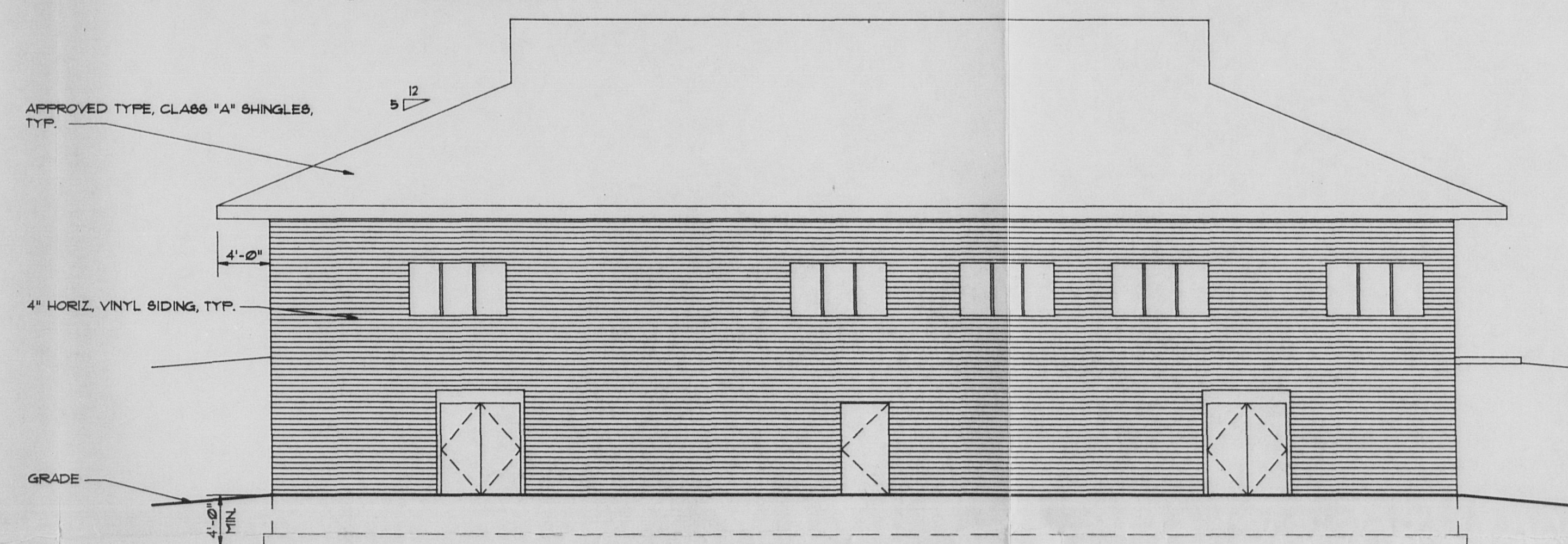
UPPER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



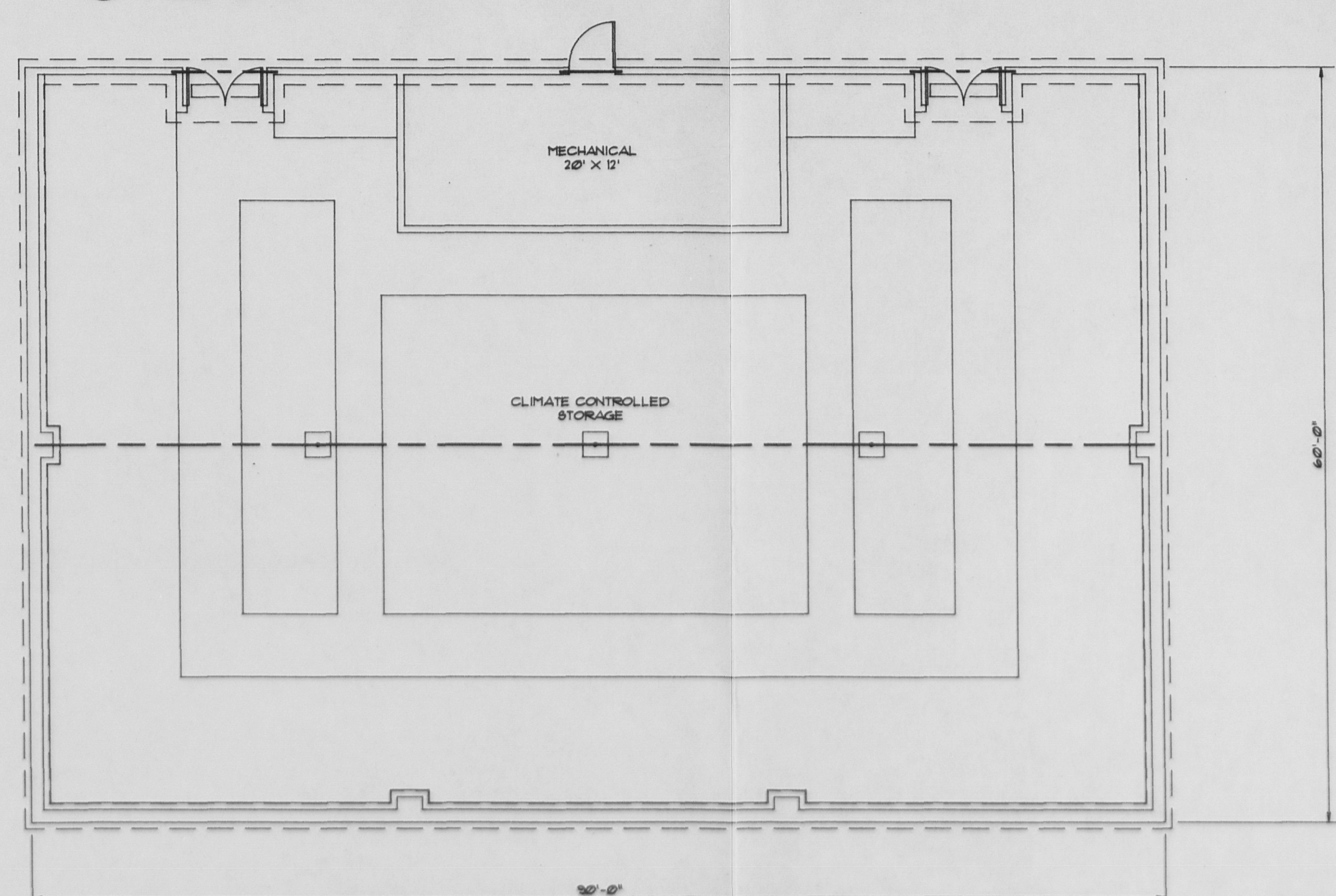
FRONT ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



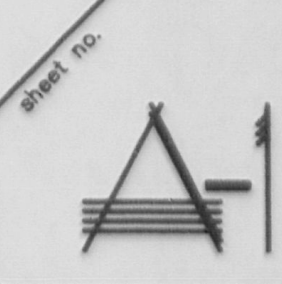
LOWER LEVEL FLOOR PLAN

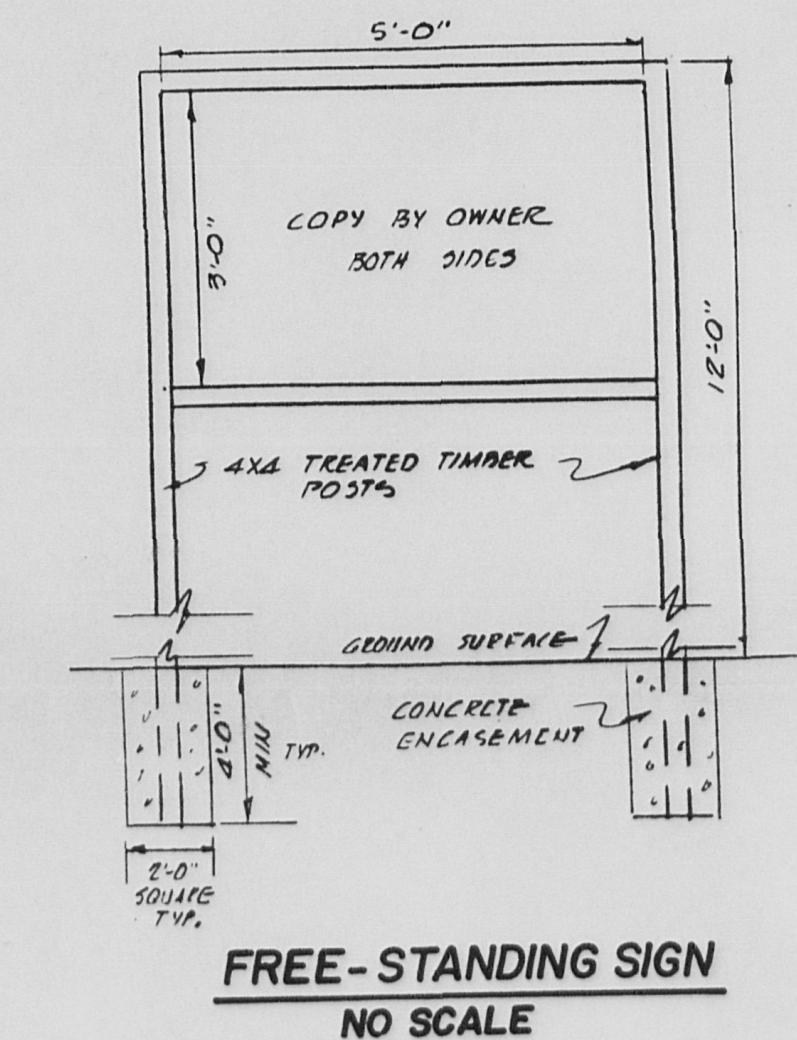
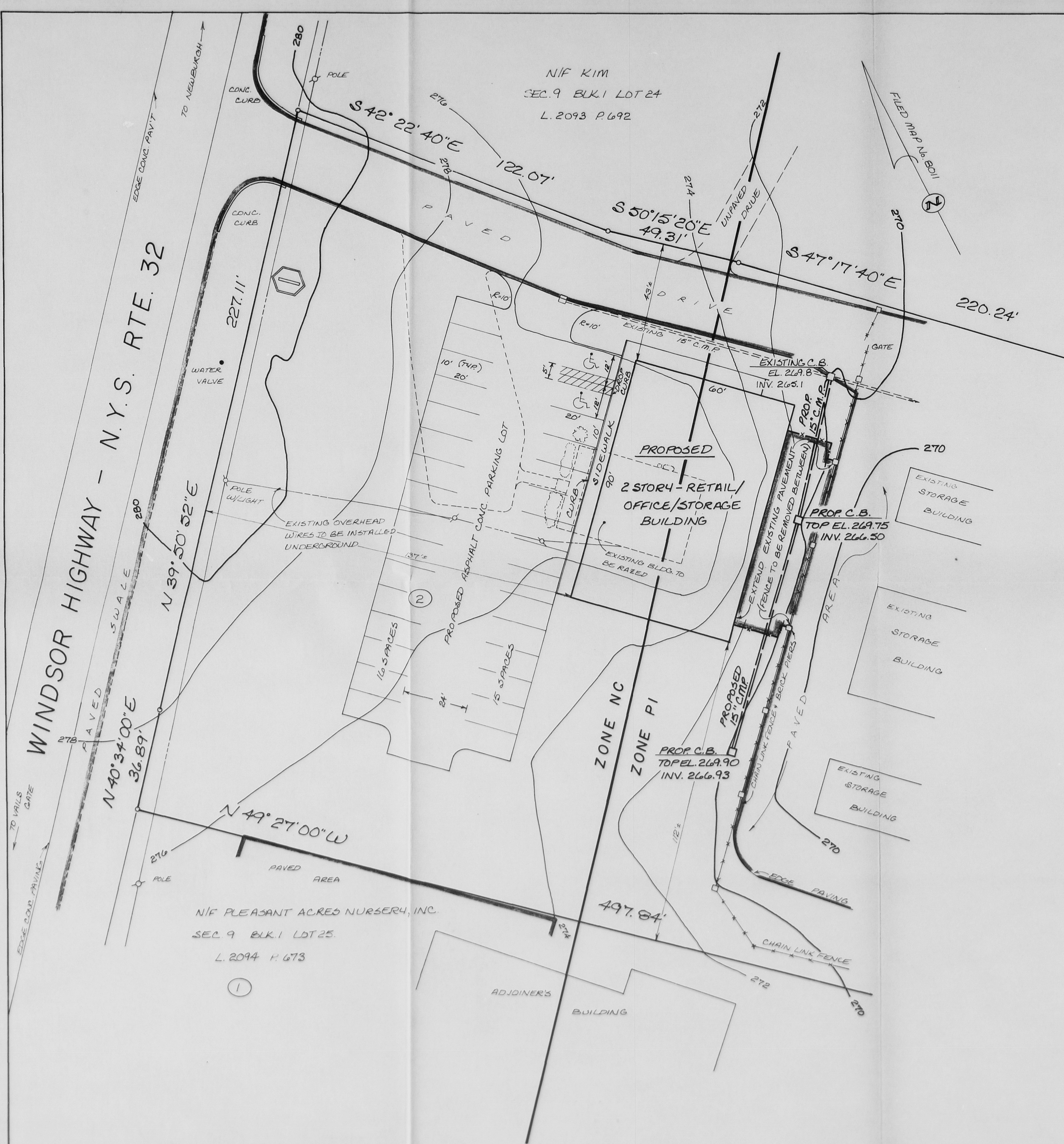
SCALE 1/8" = 1'-0"

revisions	86-11
project no.	27 FEB 90
date	drawn by
	LV

PROPOSED 80' X 50', TWO STORY BUILDING FOR
GUARDIAN NEW YORK
 ROUTE 52 NEW WINDSOR / NEWBURGH

MAURI ASSOCIATES ARCHITECTS, P.C.
 303 MILL STREET POUGHKEEPSIE NEW YORK 12601 914-452-1030



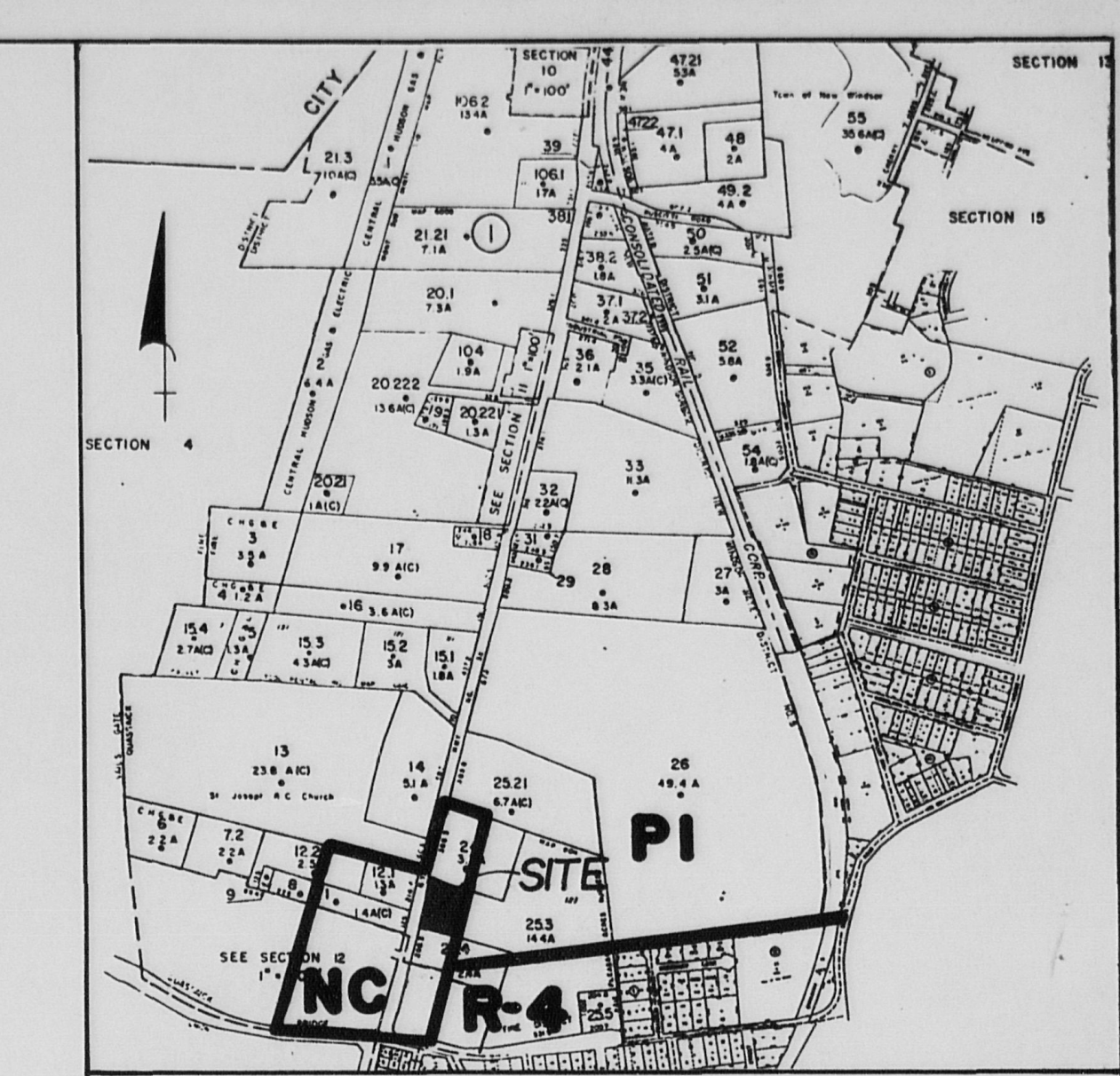


PARKING SCHEDULE

OFFICE & RETAIL SPACE
4,585 SF X 73% = 3,381 SF

1 sp/150 SF = 23
2 sp/Dwelling Unit = 2

Required 25
Provided 31



ZONE BULK TABLE

TOWN OF NEW WINDSOR

N.C. ZONE

NEIGHBORHOOD COMMERCIAL

	REQUIRED	PROVIDED
Min. Lot Area	10,000 S.F.	14.4 +/- AC.
Min. Lot Width	100'	260' +/-
Min. Front Yard	40'	140' +/-
Min. Side Yard	15'/35'	44'/157' +/-
Min. Rear Yard(s)	15'	740' +/-
Max. Bldg. Height	35'	33'
Floor Area Ratio	1	0.1

- NOTES
- Being a proposed development of a portion lands shown on the New Windsor Tax Maps as Section 9, Block 1, Lot 25.3, and being Lot 2 as shown on a map entitled "Pleasant Acres Nursery, Inc., Minor Subdivision and Lot Line Change", filed in the Orange County Clerk's Office on 15 December 1986 as Map No. 8011.
 - OWNER/APPLICANT: Herbert H. Redl, 240 North Road, Poughkeepsie, NY 12601
 - TOTAL PARCEL AREA: 14.4 +/- AC. 1.0 Available Zone
 - PROPERTY ZONE (S): NC & PI
 - PROPOSED USE: Retail, Office, Storage & Dwelling Unit
 - WATER SUPPLY: Town of New Windsor
 - SANITARY DISPOSAL: Town of New Windsor
 - Boundary data shown hereon is from above-referenced map.
 - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

PLANNING BOARD APPROVALS

STATE OF NEW YORK
WILLIAM B. HILDRETH
No. 49398
LICENSED LAND SURVEYOR

Grevas & Hildreth, LAND SURVEYORS
23 QUASADOK AVENUE, NEW WINDSOR, NEW YORK 12590
TEL: (914) 862-6667

PLAN FOR:
HERBERT H. REDL

TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK

PRELIMINARY SITE PLAN

REVISIONS:

DATE	DESCRIPTION
3/1/90	PROPOSED BLDG., ETC.
3/23/90	ZONE TABLE, NOTES, PKG. NTS.
	OFFSETS

Drawn: EPM
Checked: W.B.H.
Scale: 1" = 20'
Date: 16 MAY '89
Job No: 86-099